

Attachment A PROPERTY AT A GLANCE



James Valley Group Homes FHA

FHA #: 084-EH113
SALES PRICE: Unstated Minimum

ADDRESS: 651 W. Nichols EARNEST MONEY: \$10,000 SALES PRICE: Unstated Minimum

Springfield, MO 65802 TERMS "All Cash- As Is"; 30 calendar days to close

COUNTY: Greene LETTER OF CREDIT: \$12,500 SALE TYPE: Foreclosure

PROJECT INFORMATION Commercial **Total Units** Residential Foundation: Concrete Revenue 1 Roof: **Asphalt Shingle** 1 Exterior: Framed/brick veneer Non-Revenue Building/Site Type 1 Single Family Home Floors/Finish: Carpet and VCT **Number of Approximate Approximate Buildings Stories Year Built** Rehab Year Site Acreage **Net Rentable Area** 1988 .24 1313 sq. ft. **Mechanical Systems Utilities Parking Heating:** Public Water Δir Street **Asphalt** Gas Main Concrete Fuel Gas Conditioning | Central Curb System | Central \boxtimes Windows Storm Electric Sidewalk Concrete **Asphalt Hot Water:** Sanitary Sewer Parking Lot Fuel **Electric** Storm Sewer Parking System Individual Septic Tank 4 Spaces **Apartment Features Community Features Owner Expense Tenant Expense** \boxtimes Air Conditioning Garage Hot/cold water \boxtimes Dishwasher Covered Parking **Electricity** \boxtimes Microwave Laundry Facility Gas \boxtimes **Refuse Removal** Garbage Disposal Cable/Sat Hookup \boxtimes Refrigerator Playground Elec Range/Oven Pool \boxtimes Drapes/Blinds \bowtie Community Space OCCUPANCY Oct Year Jan Feb Mar Apr May Jun Jul Aug Sep Nov Dec 2014 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 2013 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

						Total Estimated/Possible Annual Income
	Type	Approx	Current		Total	Rent
# of	(# of	Square	Gross	After Sale	After Sale	Commercial
Units	Bdrs)	Feet	Rent	Rent	Rent	Parking
1	4	1,313				TOTAL
						Estimated Annual Expenses
						Administrative
						Utilities
						Operating
						Taxes/Insurance
						Reserve/Replace
						*O & M Maintenance
						Total
		Estimate	d/Possible N	Monthly Total		
			•			T INCORMATION.

COMMENTS CONCERNING PROJECT INFORMATION:

This is a four-bedroom, single-family home that was formerly operated as a group home. It is being sold in one lot with two other single-family houses that were former group homes. The property is currently vacant. There will be one earnest money depost and one Letter of Credit that will encompass all three homes.

Questions concerning the repair requirement should be addressed to Terry Barnes at (817) 978-5805 or via email at: terry.a.barnes@hud.gov

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.



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James Valley Group Homes FHA #: 084-EH113

2343 N. Delaware St. ADDRESS: Springfield, MO 65802 EARNEST MONEY: \$10,000 SALES PRICE: **TERMS** "All Cash- As Is"; 30 calendar days to close

COUNTY: Greene

LETTER OF CREDIT: \$12,500

Unstated Minimum

SALE TYPE: Foreclosure

		PROJE	CT INFORMA	ATION				
Total Units	Residential	Commercial	Foundation:	Concrete	_			
1	Revenue 1		Roof:	Asphalt Shingle				
	Non-Revenue		Exterior:	Wood Frame/ Brick Veneer				
Building/Site	e Type 1 Single Fa	mily Home	Floors/Finish:	Carpet/VCT				
Number 6 Building		Year Built	Rehab Ye	Approximate Approximate ear Site Acreage Net Rentable Area				

Number of Buildings Storie		ries	s Year Built		Reha	Rehab Year		Approximate Site Acreage				
	1		1	19	88			.4	4	3400 sq. ft.		
4echani	cal Sys	stems					U	tilities		Pa	rking	
Heat	ting:			Air			Pι	ıblic Water	\boxtimes	Street	Asph	alt
	Fuel G	as	Con	ditioning	Centra	l		Gas Main	\boxtimes	Curb	Concr	ete
Sy	stem C	entral		Windows	Storm			Electric	\boxtimes	Sidewalk	Concr	ete
Hot Wat	er:						Sani	ary Sewer	\boxtimes	Parking Lot	Asph	alt
	Fuel E l	lectric					St	orm Sewer		Parking		
Sy	stem I ı	ndividual					S	eptic Tank		Spaces	4	
partme	nt Feat	tures	Comm	unity Fea	itures		Owner E	Expense		Tenan	t Expen	se
\boxtimes	Air Co	nditioning		Garage			Hot/d	old water				
\boxtimes	Dishwa	asher		Covered	l Parking		Ele	ctricity				
	Microv	vave		Laundry	Facility			Gas				
\boxtimes		ge Disposal		Cable/S	at Hooku	р	Refus	e Removal				
	Refrige	erator		Playgro	und							
Elec	Range	/Oven		Pool								
		s/Blinds		Commu	nity Spac	e						
CCUPAI	NCY											
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	0%	0%	0%	0%	0%	0%	0%	0%	0%		0%	0%
2013	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

	# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent	After Sale Rent	Total After Sale Rent					
L	1	8	3400								
I.											
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ŀ											
ŀ											
ŀ											
ŀ											
ı											
L	Estimated/Possible Monthly Total										

Total Estimated/Possible Annual Income							
Rent							
Commercial							
Parking							
TOTAL							
Estimated Annual	Expenses						
Administrative							
Utilities							
Operating							
Taxes/Insurance							
Reserve/Replace							
*O & M Maintenance							
Total							

COMMENTS CONCERNING PROJECT INFORMATION:

This is an eight-bedroom single-family home that was formerly operated as a group home. It is being sold in one lot with two other single-family houses that were former group homes. The property is currently vacant. There will be one earnest money depost and one Letter of Credit that will encompass all three homes.

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James Valley Group Homes FHA #: 084-EH113

ADDRESS: 3110 Lakeside Street EARNEST MONEY: \$10,000 SALES PRICE: Unstated Minimum

Springfield, MO 65802 TERMS "All Cash- As Is"; 30 calendar days to close

COUNTY: Greene LETTER OF CREDIT: \$12,500 SALE TYPE: Foreclosure

COON		di cerie				LD11. 912,3			JALI	_ 1111 L. 10	eciosure		
				PR	OJECT	INFORM	OITA	N					
Total Un 1		Residen Revenue		Commercia	al I		Roof: Asphalt Shingle Exterior: Frame/Vinyl Siding						
uilding		Type 1 Si	ngle Fam	ily Home	Flo	ors/Finish:		et/VCT	iuiiig				
Numb			ories	Year	Built	Rehab Y	'ear	Approx Site Ac		• • •	mate Itable Are	a	
1	L		1	19	88			.79	9	3400 sc	լ. ft.		
echanic	cal Sy	stems					Ut	ilities		F	arking		
Heati	ing:	Gas	Coi	Air nditioning	Centra	I	Pu	blic Water Gas Main		Street Curb	Aspl Conc		
Sys	tem	Central		Windows		1	Electric 🛛		Sidewalk				
lot Wate	er:						Sanitary Sewer 🛛 Parking Lot				Aspl	Asphalt	
		Electric					Sto	orm Sewer		Parking			
		Individual						eptic Tank		Spaces	3		
artmer	nt Fea	atures	Comm	nunity Fea	atures	Ov	vner E	xpense		Tena	nt Exper	ise	
\boxtimes	Air C	onditioning		Garage			Hot/c	old water					
	Dishv	vasher			d Parking		Ele	ctricity					
	Micro	wave			/ Facility			Gas					
		age Disposa	ıl <u> </u>		at Hooku	ıp	Refus	e Removal					
\square		gerator		Playgro	und								
Elec		e/Oven		Pool									
		es/Blinds		Commu	nity Spac	ce							
CCUPAN													
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Se		Nov	Dec	
2014	0%	0%	0%	0%	0%	0%	0%	0%	09	-	0%	0%	
2013	0%	0%	0%	0%	0%	0%	0%	0%	09	0 %	0%	0%	

						Total Estimated/Po Annual Income	
	Туре	Approx	Current		Total	Rent	
# of	(# of	Square	Gross	After Sale	After Sale	Commercial	
Units	Bdrs)	Feet	Rent	Rent	Rent	Parking	
1	8	3400				TOTAL	
						Estimated Annual	Expenses
						Administrative	
						Utilities	
						Operating	
						Taxes/Insurance	
						Reserve/Replace	
						*O & M Maintenance	
						Total	
		Estimate	d/Possible N	Ionthly Total			
						T THEODIA TION	

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USE RESTRICTIONS

20 Years if used as rental housing.

TERMS OF SALE

- This is an "All-Cash" "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at 24 C.F.R. § 200.215.)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting the Earnest Money Deposit, forms and statements as required in the Invitation. High Bidder will be reviewed to determine if qualified to purchase, own and manage the Project.
- The High Bidder must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.
- Repairs estimated at \$52,957, must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Rider 2, and Attachment E for more information.
- Closing is to be held thirty (30) calendar days after HUD notifies the High Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$50.05 per unit (per bedroom) per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Enforcement, Required Rehabilitation, Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders and Environmental Hazards.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program offices/housing/mfh/pd/mfplist.

You may also sign up for our electronic mailing list at

http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

Bids for James Valley Group Homes:

MUST BE PRESENTED ON: December 9, 2016

At: 1:00 p.m. (local time)

Location of Foreclosure Sale:

Green County Courthouse South Front Door 940 Boonville Springfield, Missouri 65802

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office Multifamily Property Disposition, 6AHMLAT 801 Cherry Street, Unit #45, Ste. 2500 Fort Worth, TX 76102

> Realty Specialist: Farla Knight Phone: (817) 978-5810 Fax: (817) 978-6018 Email: farla.g.knight@hud.gov

INSPECTION OF PROJECT

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. No Open House has been scheduled for this sale.